



SCHACKER REALTY

Exclusive Listing

863 sq. ft. of Office Space For Lease
45 N Station Plaza, Great Neck



Specifications:

Building Size: 31,000 sq. ft.
Office Space: 863 sq. ft.

Pricing and Timing:

Occupancy: 9/1/2025
Lease Price: \$38.00/sq. ft.
Modified gross

Suite 309 • Boutique professional office building situated in the heart of Great Neck • Located directly across the street from the LIRR station and NICE bus stop • The space is demised with 2 private offices and waiting/reception area and filing room • Cleaning included in base rent • Electric is \$3.50 PSF • Lobby and common areas newly renovated with 24/7 access



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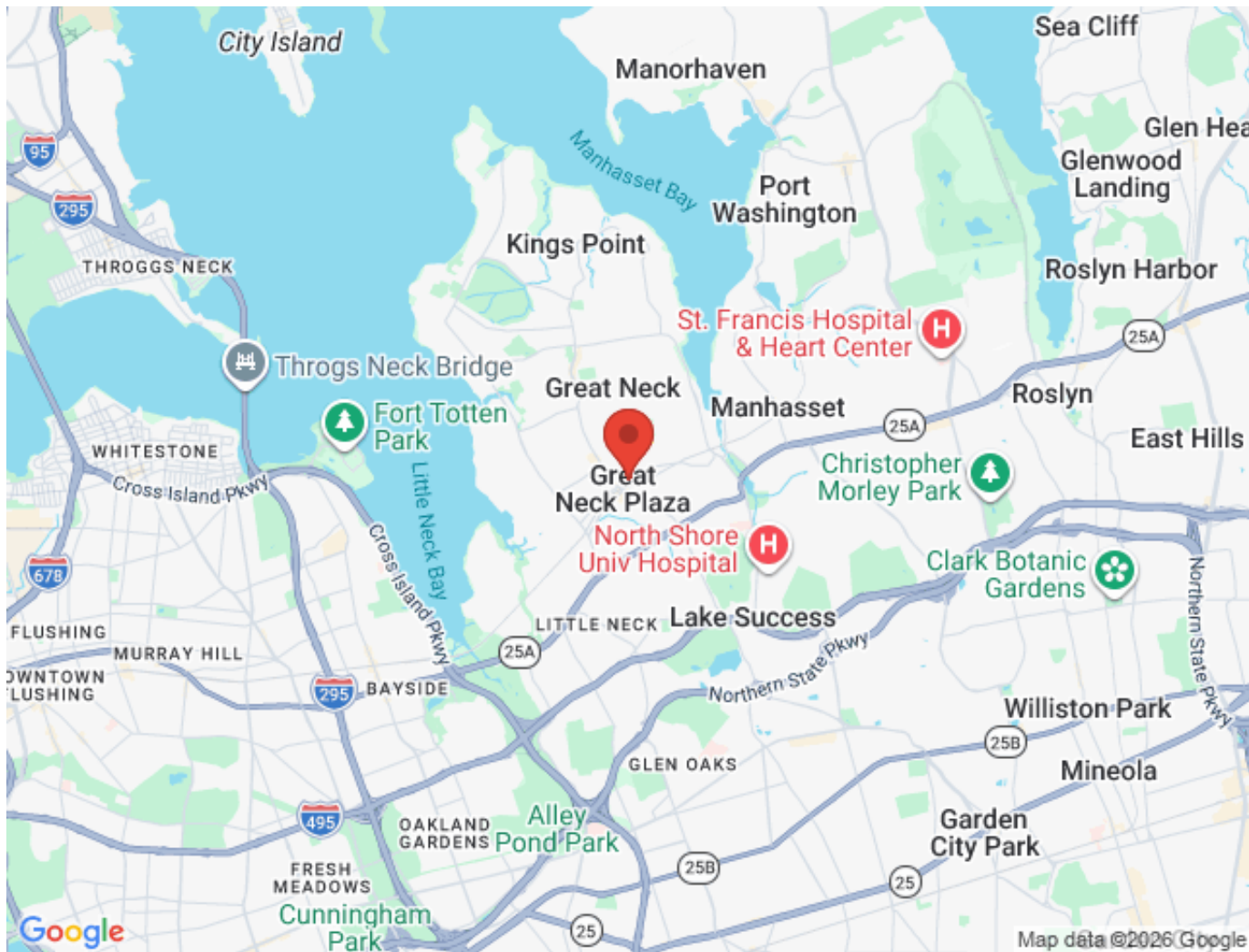
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All information is subject to errors, omissions, modification, and withdrawal.
Measurements may be estimates and information shown should not be relied upon without independent verification.

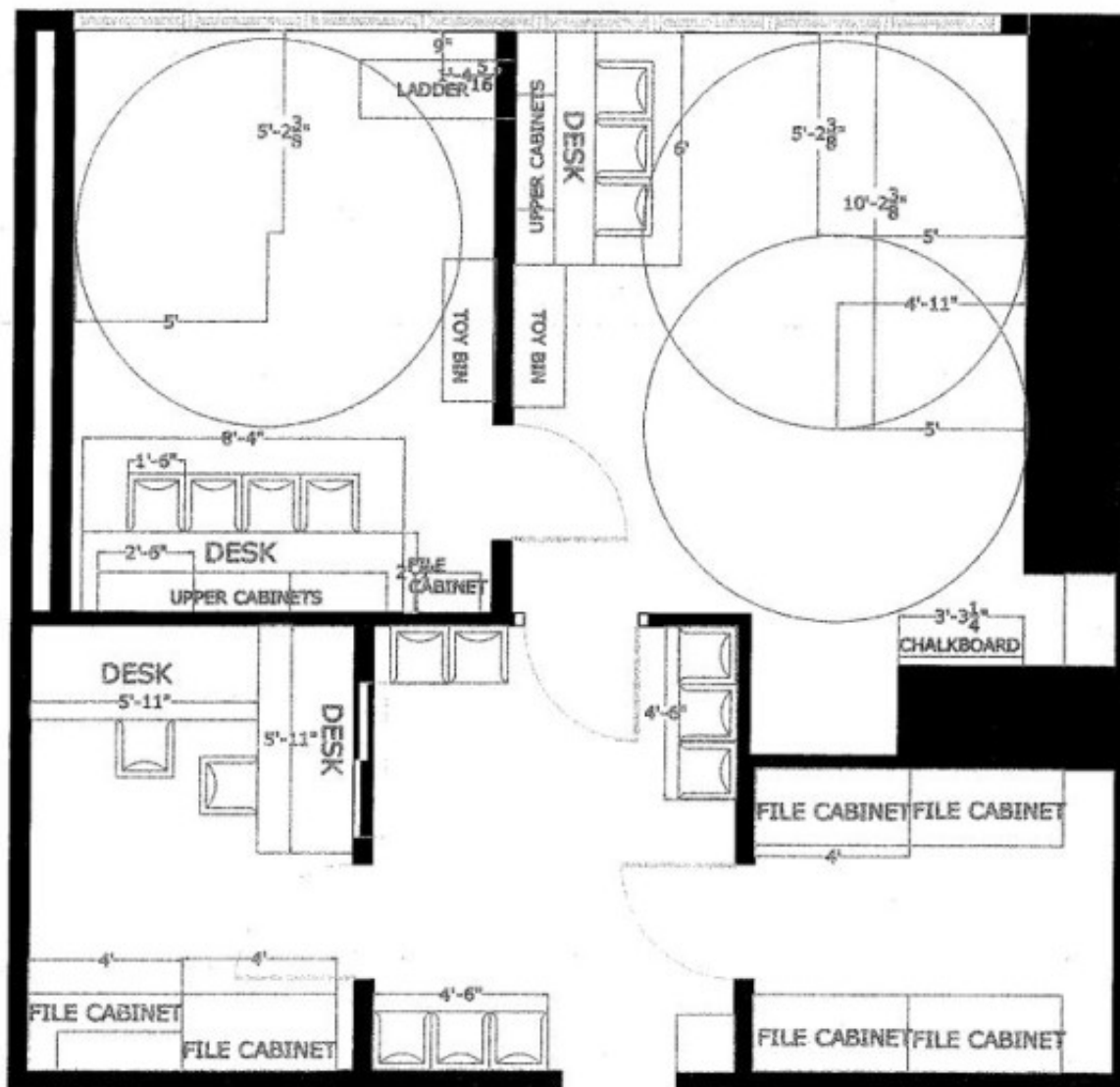


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SCALE 1/4" = 1'-0"
FURNITURE LAYOUT